

MERRIAM MOUNTAINS SPECIFIC PLAN

APPENDIX E – PART 3

VISUAL IMPACT ANALYSIS

GPA 04-06; SP 04-006; R04-013; VTM5381; S04-035, S04-036, S04-037,
S04-038; Log No. 04-08-028; SCH No. 2004091166

for the

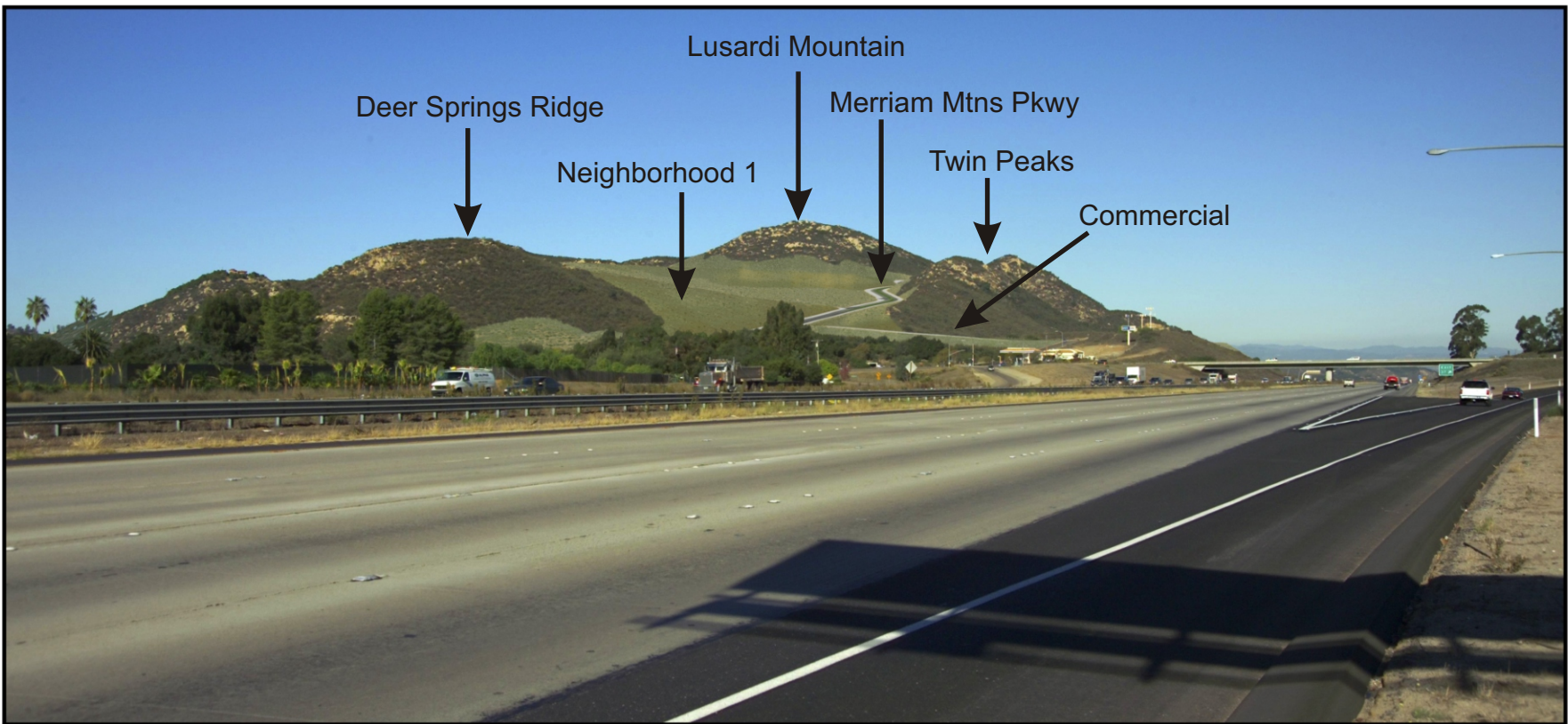
RECIRCULATED ENVIRONMENTAL IMPACT REPORT

March 2009

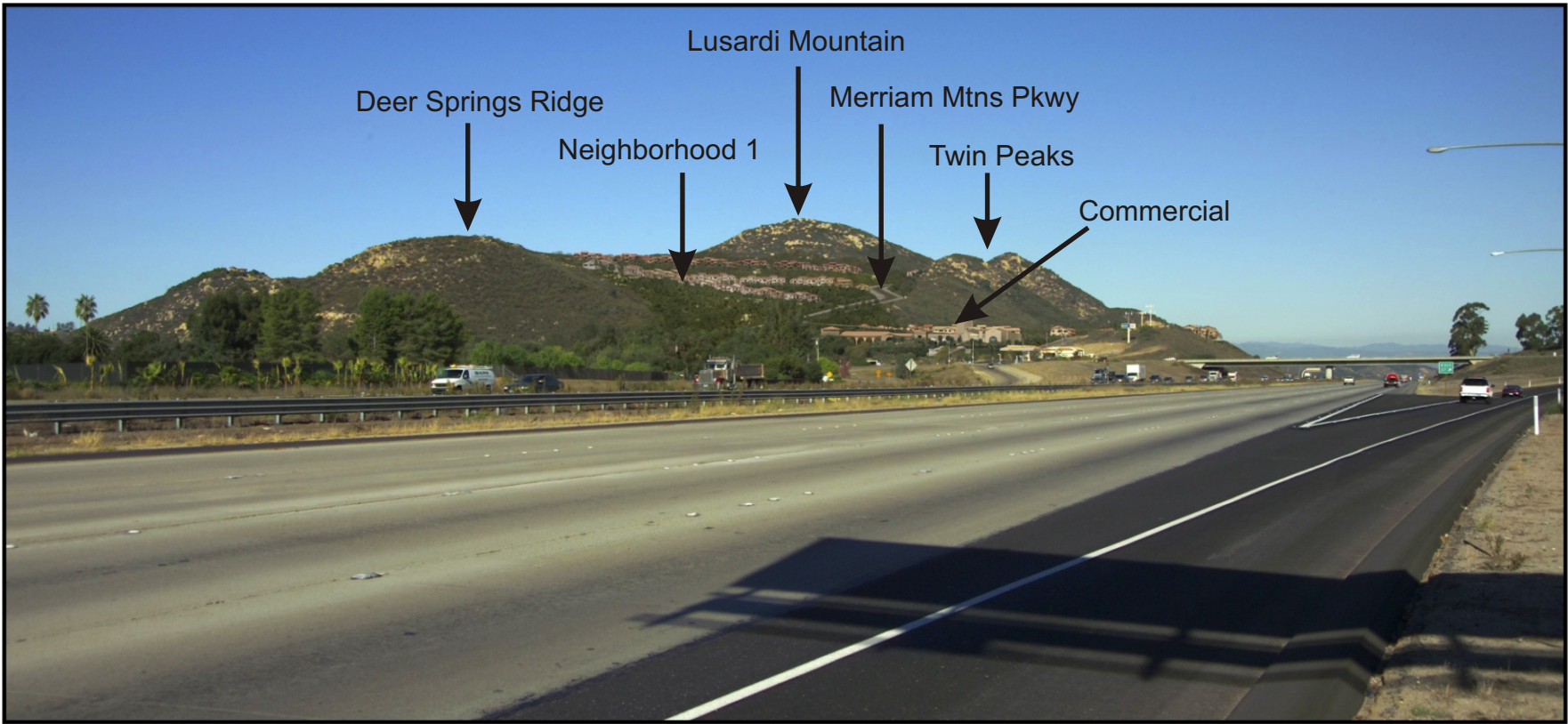
Note: Pursuant to CEQA Guidelines, Section 15088.5(f)(2), the County requests that reviewers limit their comments to the revised portions of this appendix, as indicated by underscoring.



Existing Condition



Proposed Grading



Proposed Condition

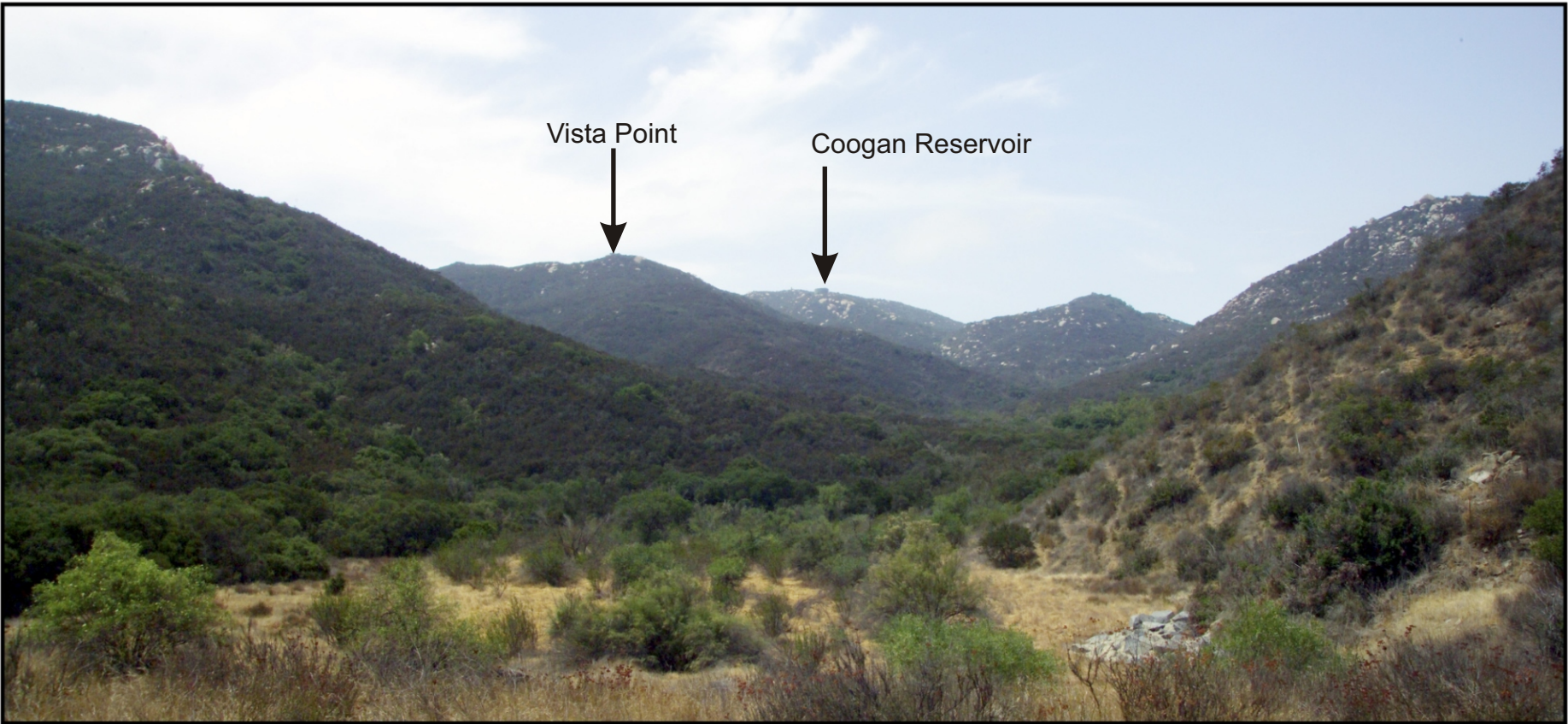
View A

SOURCE: FOCUS 360

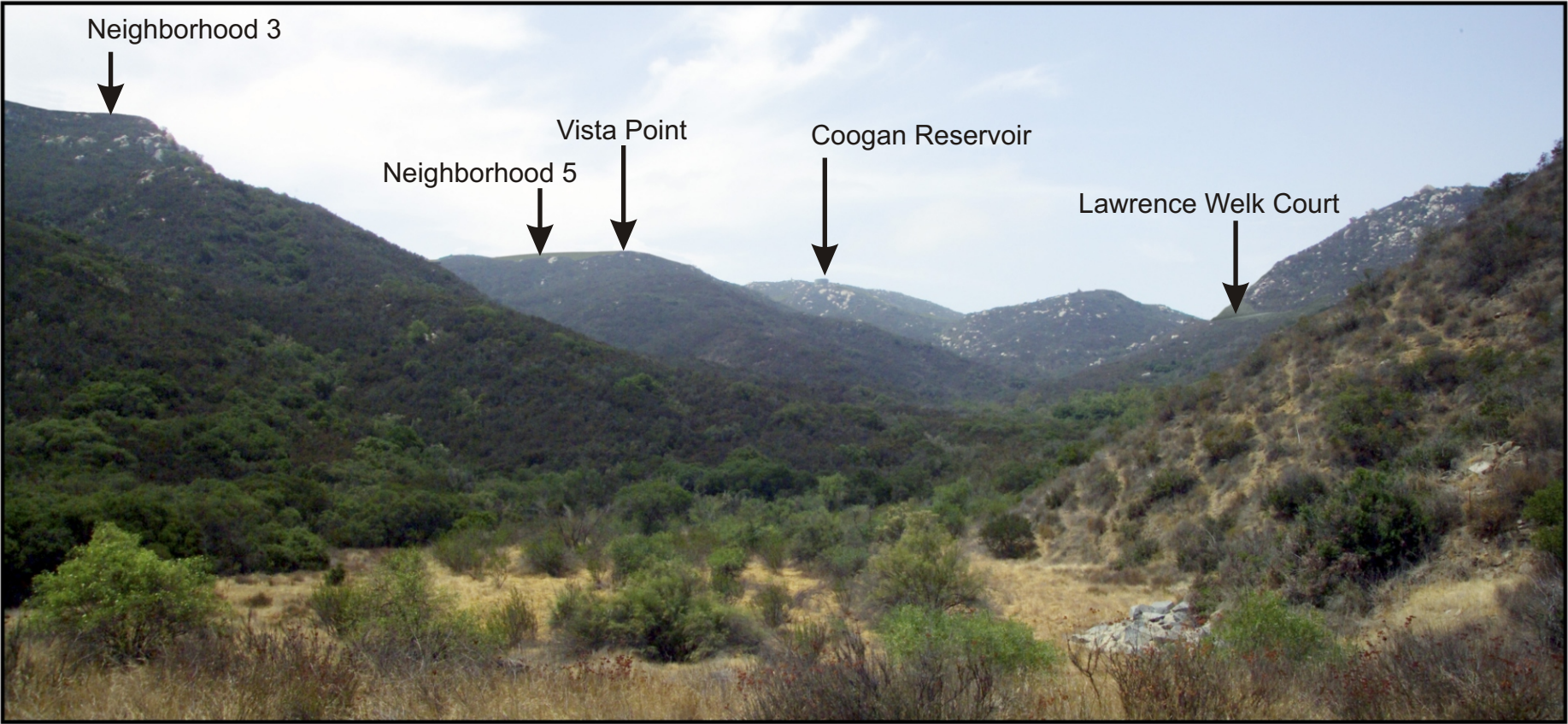
Visual Simulation A

Visual Impact Analysis for the
MERRIAM MOUNTAINS SPECIFIC PLAN

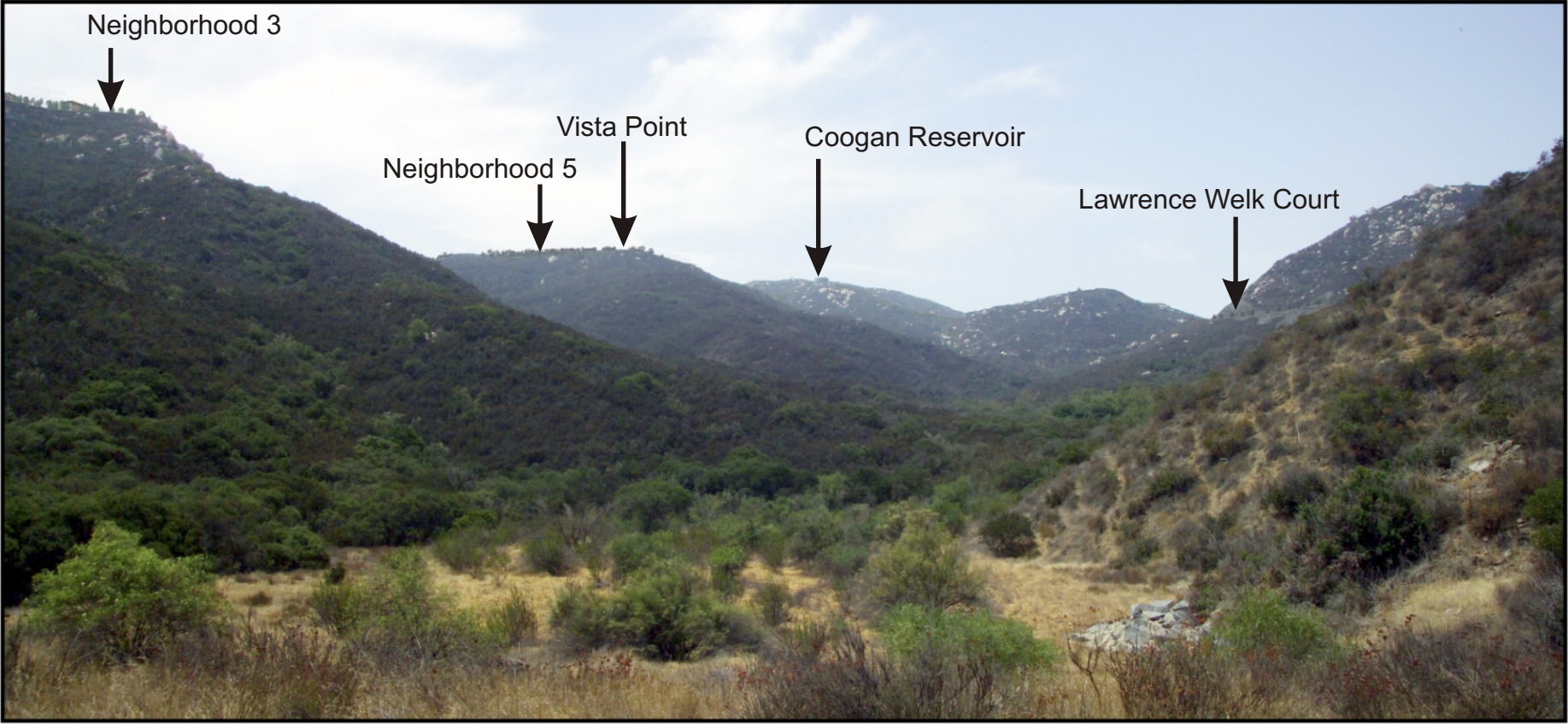
FIGURE
51



Existing Condition



Proposed Grading



View B

Proposed Condition

SOURCE: FOCUS 360



Existing Condition



Proposed Grading



View C

Proposed Condition

SOURCE: FOCUS 360

Visual Simulation C		FIGURE 53
Visual Impact Analysis for the MERRIAM MOUNTAINS SPECIFIC PLAN		



Existing Condition



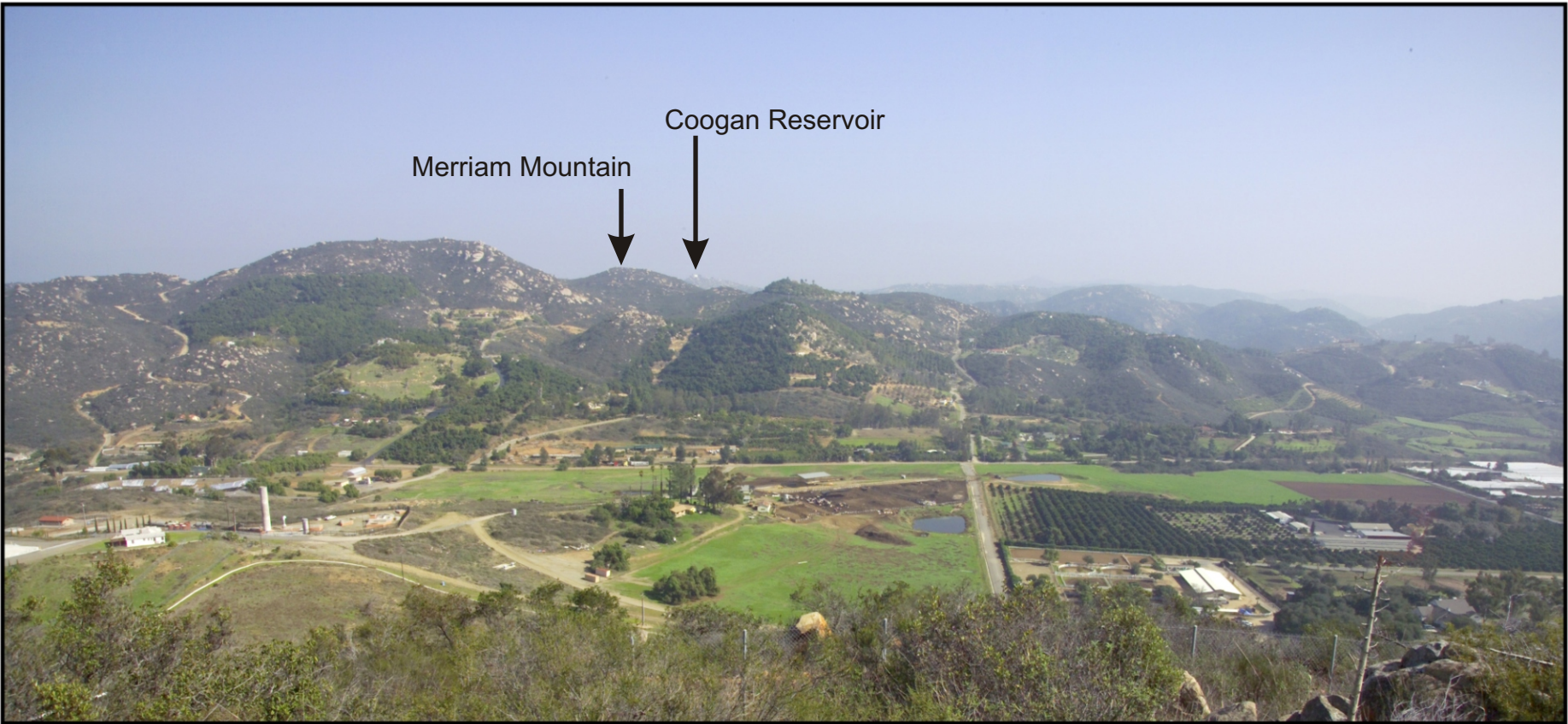
Proposed Grading



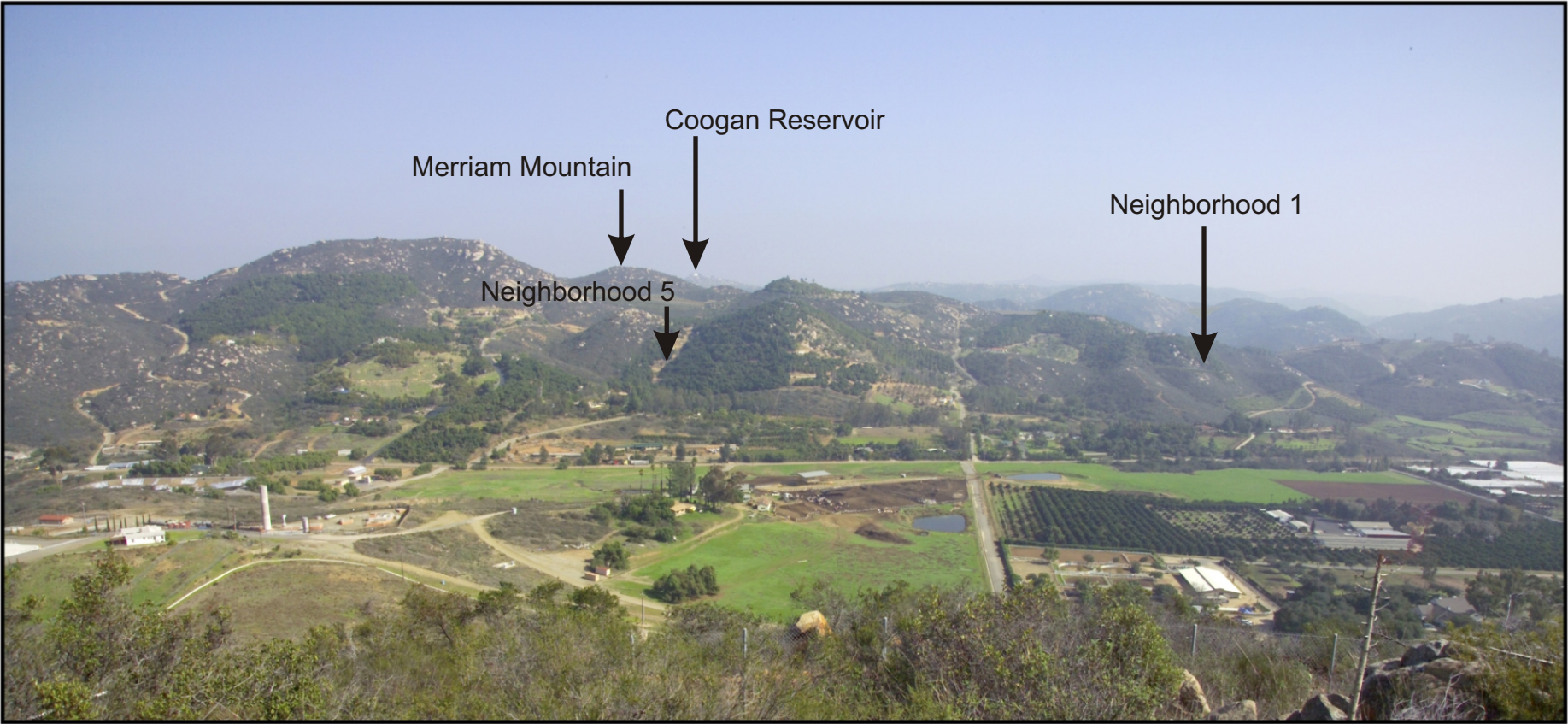
View D

Proposed Condition

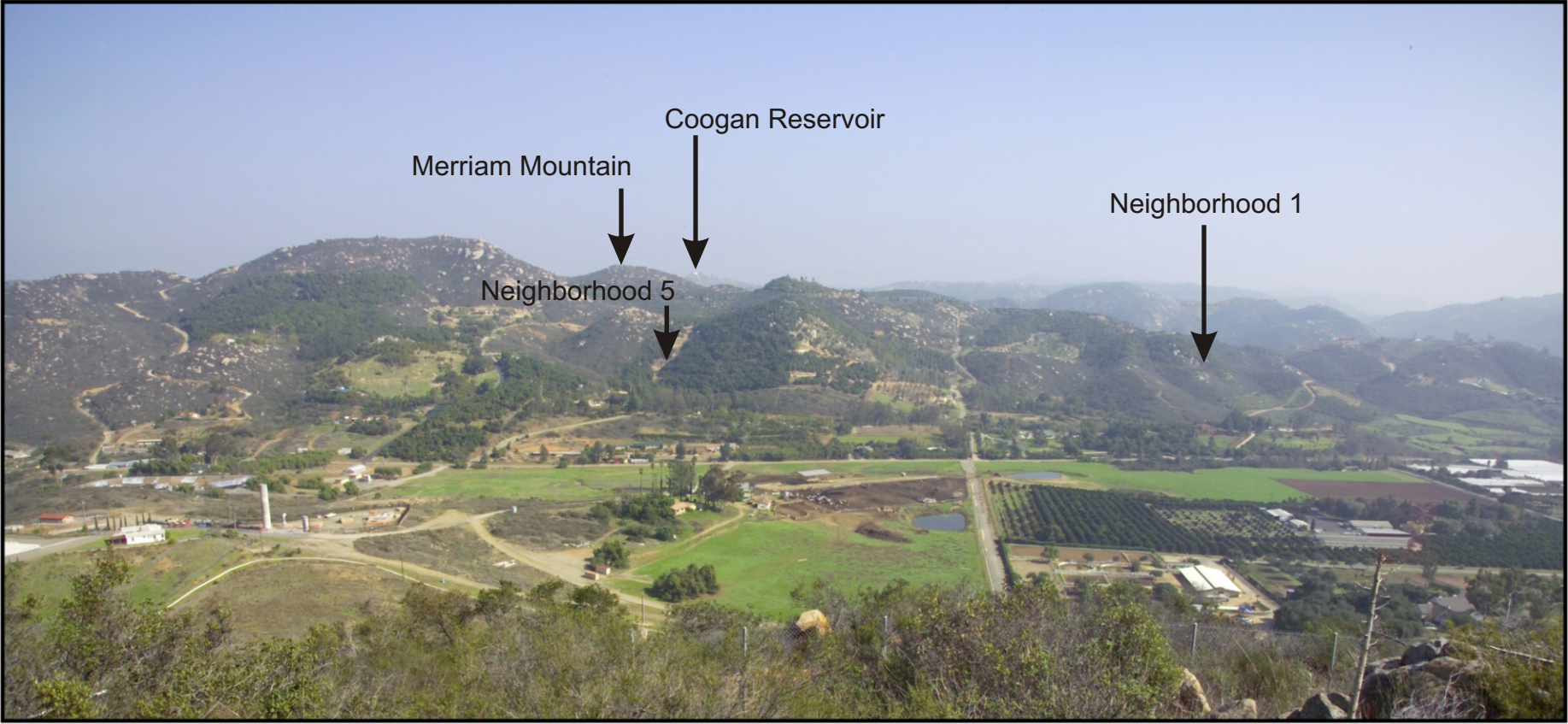
SOURCE: FOCUS 360



Existing Condition



Proposed Grading



View E

Proposed Condition

SOURCE: FOCUS 360

Visual Simulation E	FIGURE 55
Visual Impact Analysis for the MERRIAM MOUNTAINS SPECIFIC PLAN	



Existing Condition



Proposed Grading



View F

Proposed Condition

SOURCE: FOCUS 360



Existing Condition



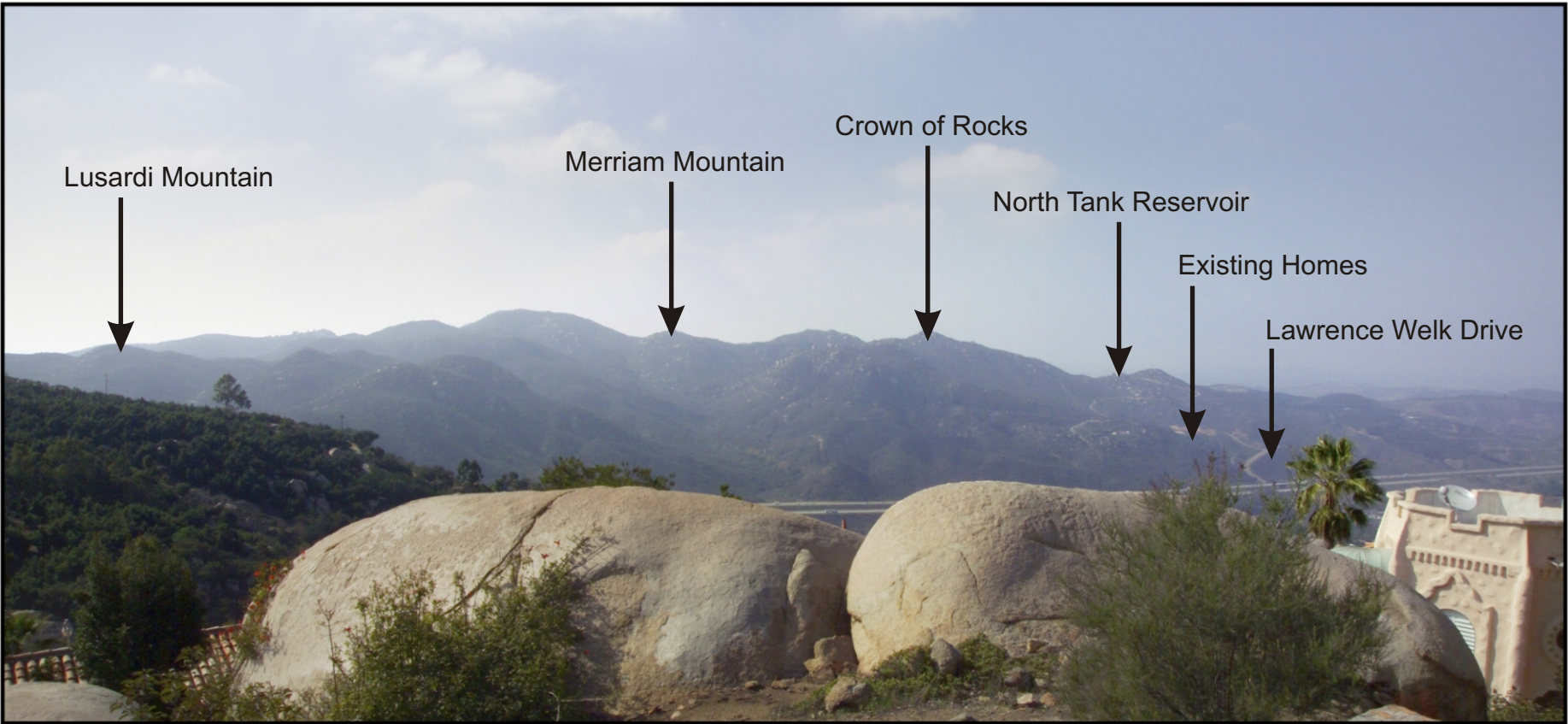
Proposed Grading



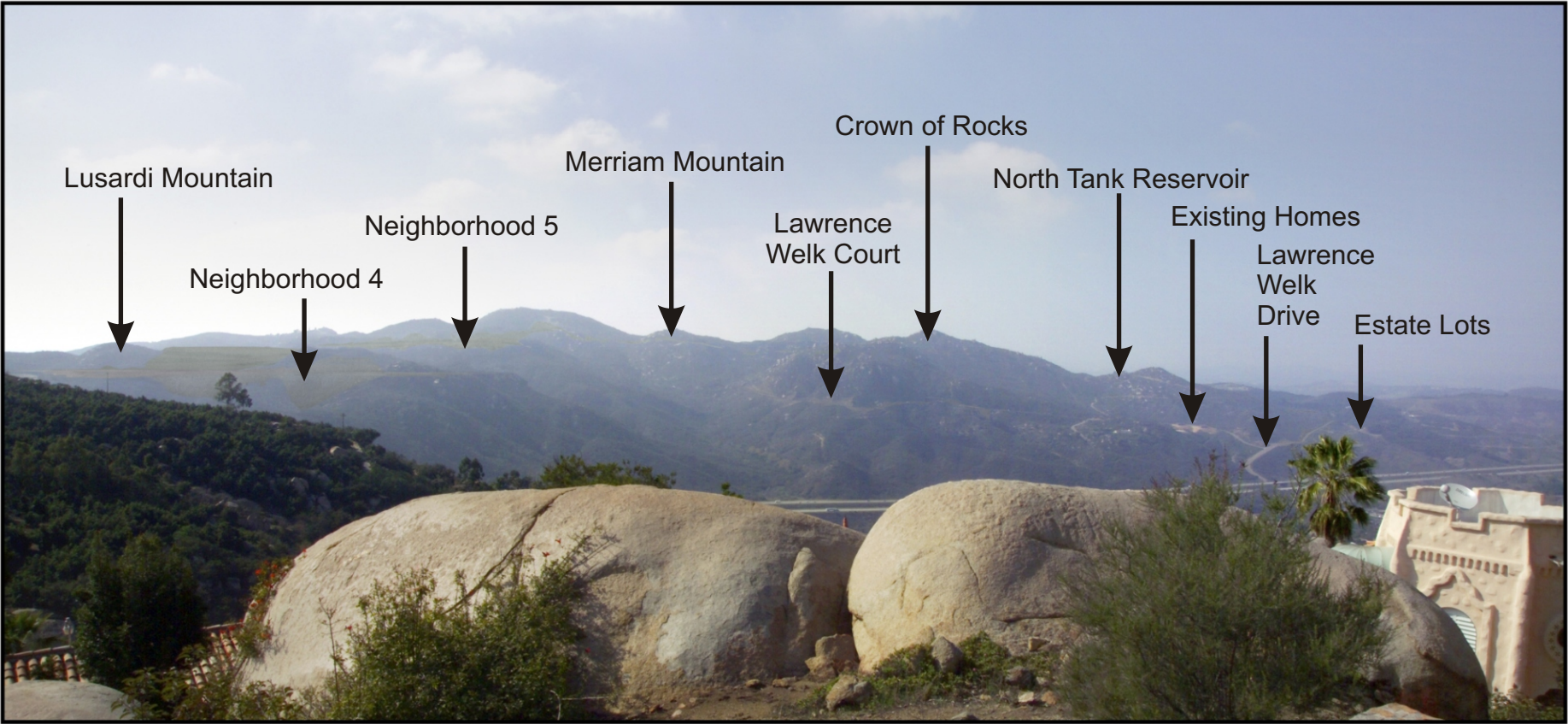
View G

Proposed Condition

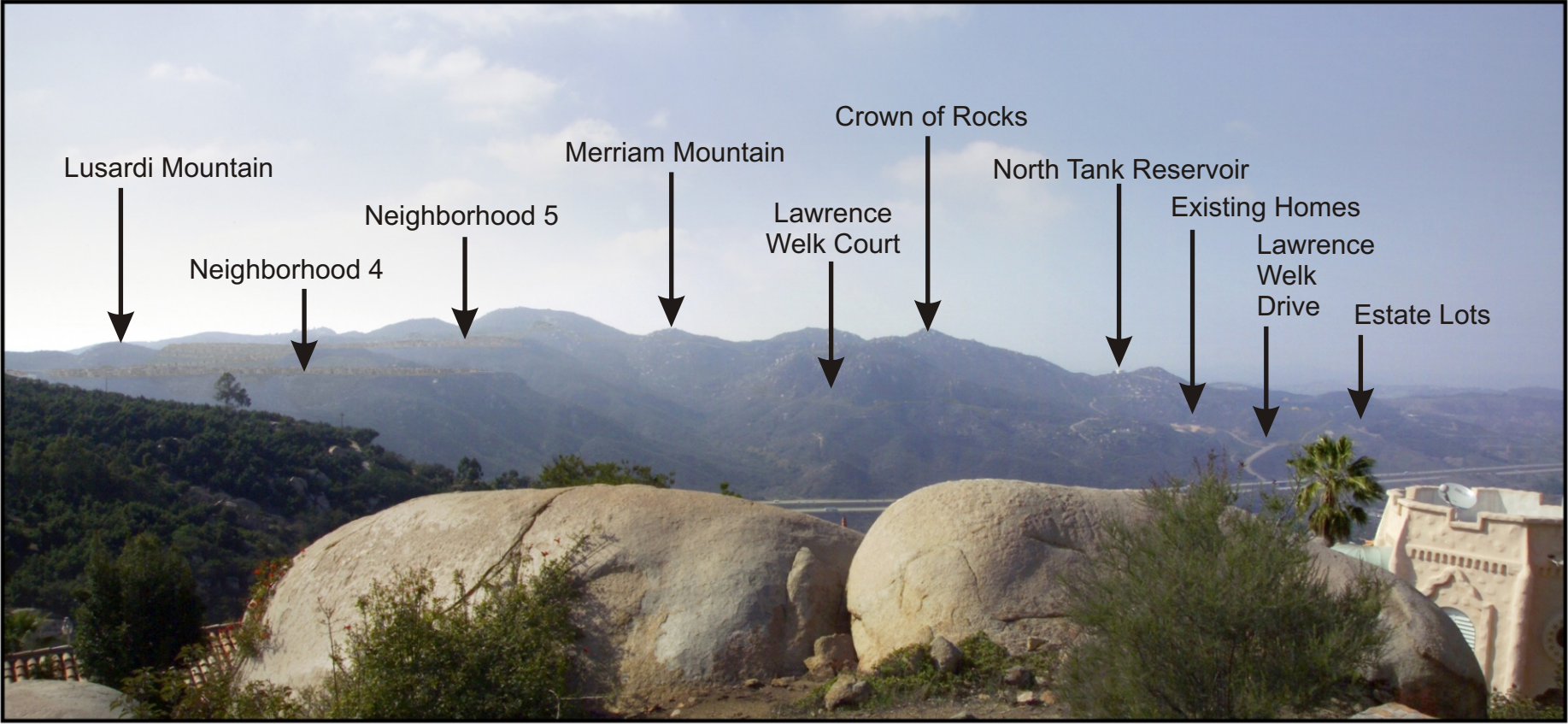
SOURCE: FOCUS 360



Existing Condition



Proposed Grading



View H

Proposed Condition

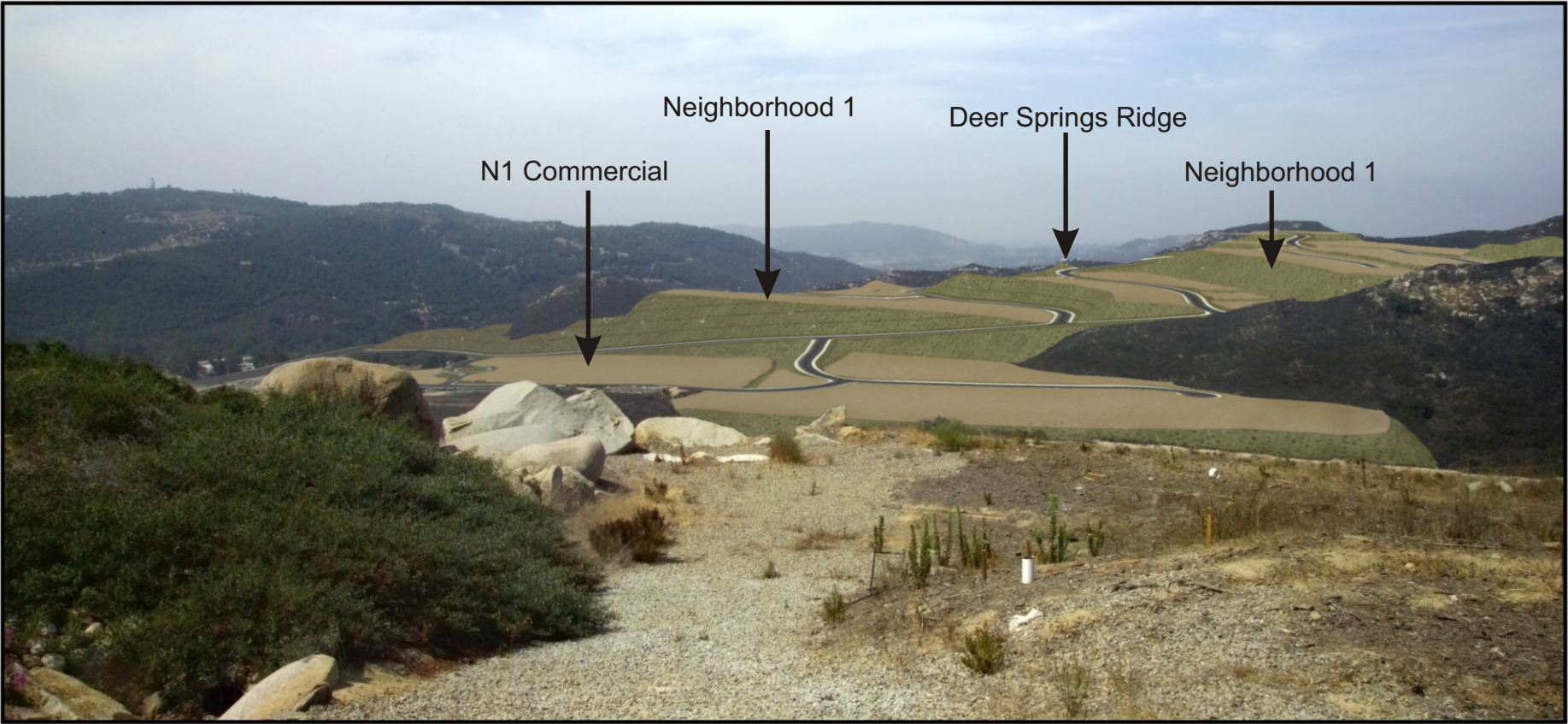
SOURCE: FOCUS 360

Visual Simulation H

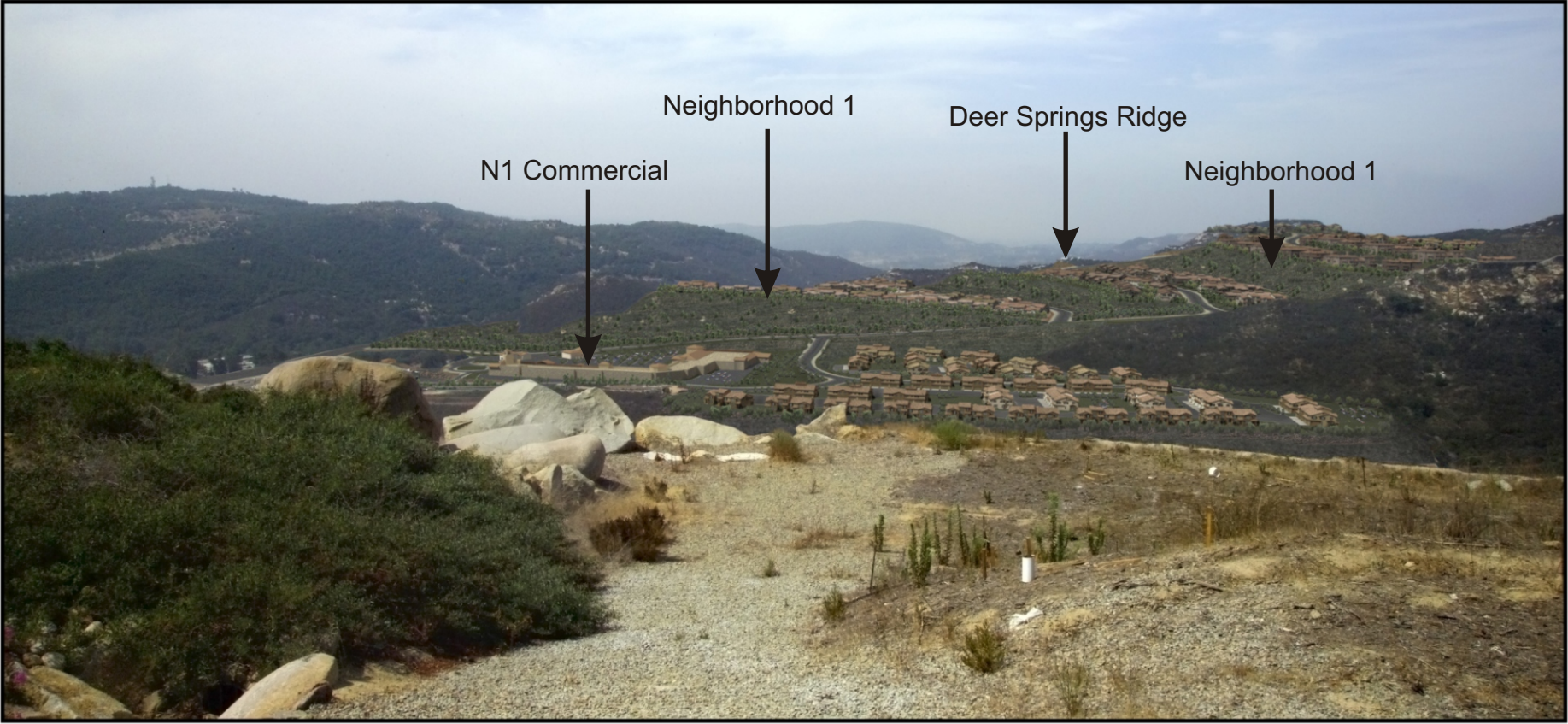
FIGURE
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Existing Condition



Proposed Grading



View I a

Proposed Condition

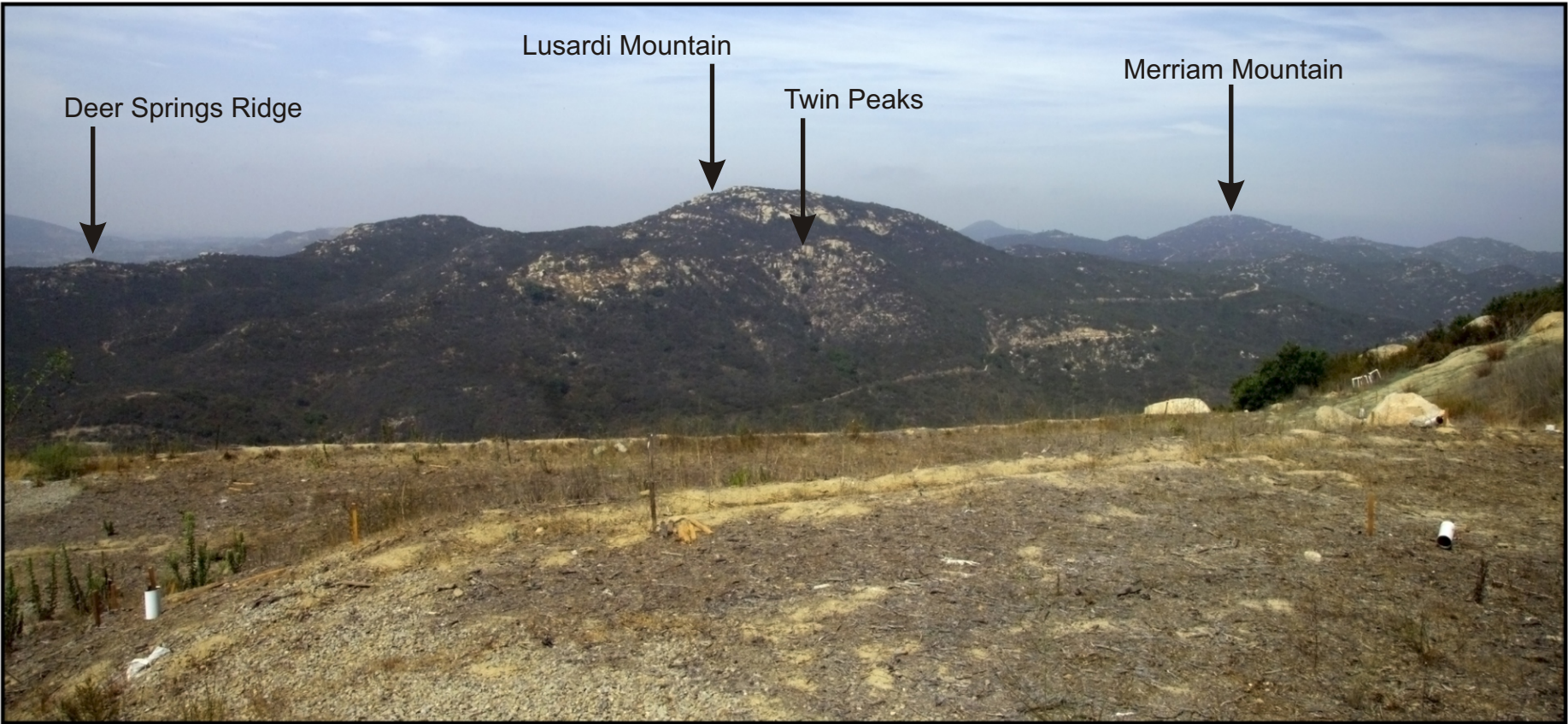
SOURCE: FOCUS 360

Visual Simulation I a

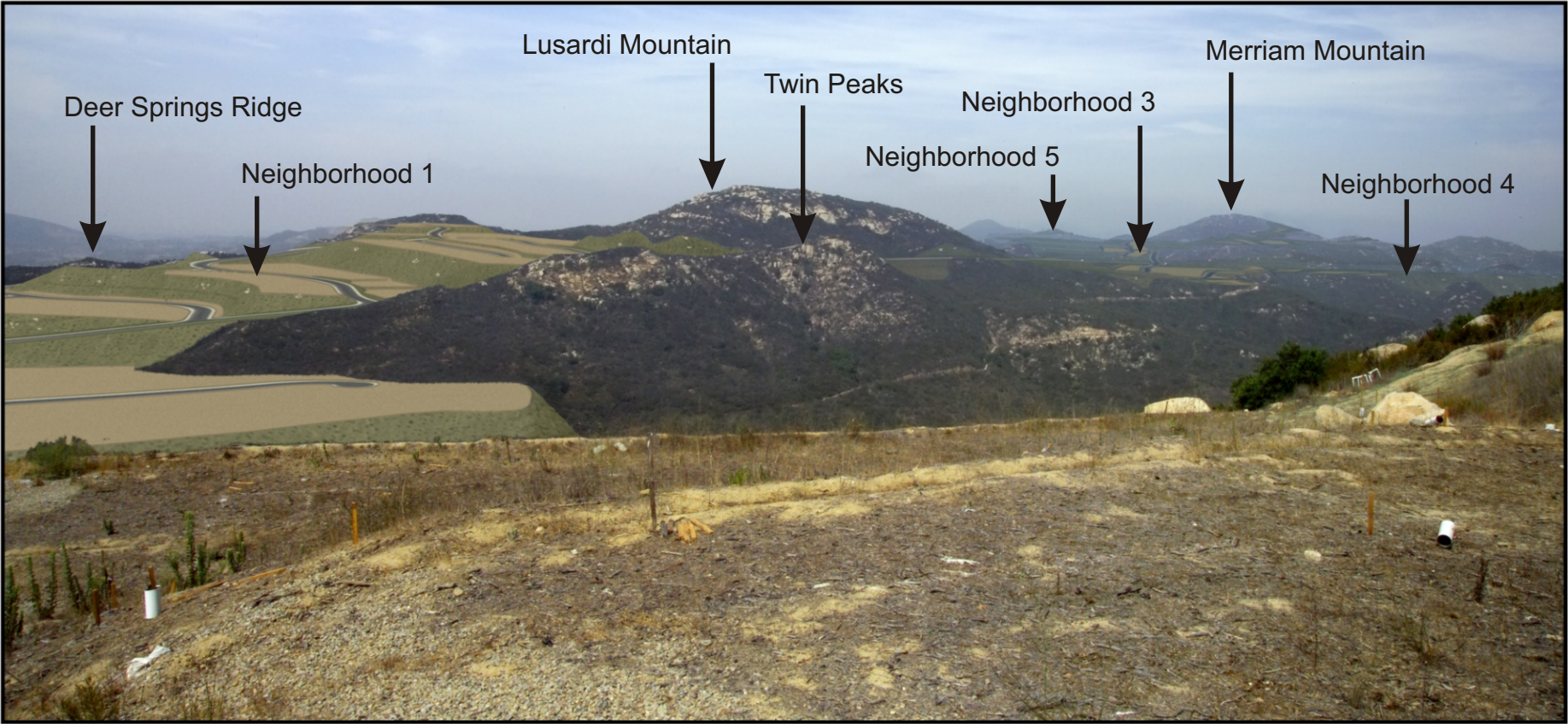
Visual Impact Analysis for the
MERRIAM MOUNTAINS SPECIFIC PLAN

FIGURE
59A

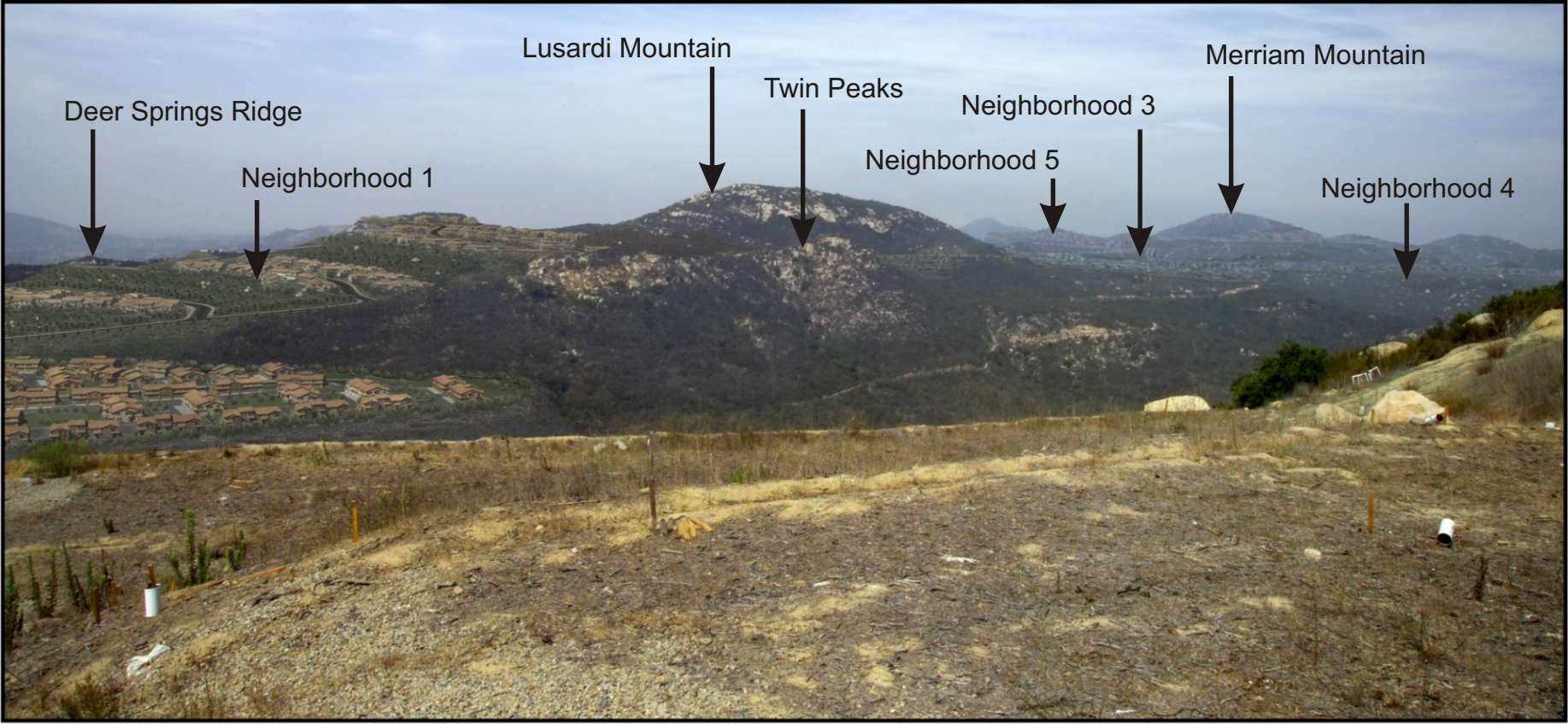




Existing Condition



Proposed Grading



View I b

Proposed Condition

SOURCE: FOCUS 360

Visual Simulation I b		FIGURE 59B
Visual Impact Analysis for the MERRIAM MOUNTAINS SPECIFIC PLAN		



Existing Condition



Proposed Grading



View J

Proposed Condition

SOURCE: FOCUS 360

Visual Simulation J		FIGURE 60
Visual Impact Analysis for the MERRIAM MOUNTAINS SPECIFIC PLAN		



Existing Condition



View K

Proposed Condition

<p>Visual Simulation K</p>	<p>FIGURE 61</p>
<p>Visual Impact Analysis for the MERRIAM MOUNTAINS SPECIFIC PLAN</p>	



Existing Condition



Proposed Grading



View L

Proposed Condition

SOURCE: FOCUS 360

Visual Simulation L		FIGURE 62
Visual Impact Analysis for the MERRIAM MOUNTAINS SPECIFIC PLAN		



Existing Condition



Grading Condition (Pre-Landscaping)



Long Term Conditions

View M

SOURCE: FOCUS 360

Visual Simulation M

Visual Impact Analysis for the
MERRIAM MOUNTAINS SPECIFIC PLAN

FIGURE
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